

CABINET MEMBERS REPORT TO COUNCIL

18th December 2024

COUNCILLOR ANDREW BROWN - CABINET MEMBER FOR PLANNING AND ENFORCEMENT

For the period 9th November 2024 to 6th December 2024

1 Progress on Portfolio Matters

As the gap since the last Council meeting has only been 4 weeks, this Report is shorter than most previous ones.

In terms of **Planning Policy**:

- (i) As reported at the last Council meeting, the ***Further Consultation on the Local Plan*** commenced on 7th November 2024 and will conclude on 19th December 2024. The consultation can be accessed via: [Local Plan Consultation](#).
- (ii) The Planning Policy and Built Heritage Working Party (21st November 2024) considered a paper on an updated ***Health Protocol*** that sets the parameters around collaborative ways of working between the Integrated Care Board's estates team and health partners, Public Health, Local Planning Authorities (LPAs) in order to help ensure the impacts on health and care services from local plans and a growing population are measured, understood, mitigated, and managed appropriately through applications and appropriate consultation. The Protocol can be accessed via: [Planning in Health Protocol 2024](#). The Working Party recommended the Protocol to Cabinet – who resolved - at their meeting on 2nd December 2024 - that it should be used when preparing our Local Plan and determining planning applications.
- (iii) Also, at its meeting on 21st November 2024, the Working Party decided to recommend to Cabinet that the ***Green Infrastructure and Recreational Impact Avoidance Mitigation Strategy (GIRAMS) Action Plan*** and associated governance arrangements be endorsed, and that Councillor Holliday be the Council's representative on the relevant Norfolk wide GIRAMS Board. More information is available via: [GIRAMS Working Party Report](#). The Working Party Recommendations were agreed by Cabinet on 2nd December 2024.

In terms of **Development Management**:

- (iv) The Development Committee has met only once since the last Report. That Committee considered **one major application** – for 47 dwellings at Land Off Mill Road, Wells-Next-The-Sea – see [Development Committee Report PF241572](#).
- (v) The consultation on our new draft **Local Validation List** has now concluded. This List relates to the information that needs to be submitted to support different types and scales of planning application. The outcome of the consultation will be reported to the Development Committee meeting on 12th December 2024 – with a view to the final version of the List being adopted for use from January 2025. For more information see: [North Norfolk Local Validation List Consultation](#).

In terms of **Planning Enforcement**:

- (vi) The **enforcement periods** for planning infringements has been changed via the Levelling Up and Regeneration Act so that the historic four-year time limit for bringing enforcement action against building or engineering operations and changes of use to a single dwelling-house have been removed and have been replaced by a single 10-year tariff. This ten year limit for bringing enforcement action applies where alleged operational development was substantially completed on or after 25 April 2024, or where the date of an alleged change of use to a single dwellinghouse was on or after 25 April 2024.

In terms of **Building Control**:

- (vii) The Building Control team has implemented the LABC ISO 9001 **Quality Management System** for its processes and has recently completed internal auditing of procedures. This audit has identified a number of Opportunities for Improvement and will be dealt with via a Building Control Service Improvement Plan in the new year.
- (viii) The Building Safety Regulator has commenced its **5 year rolling program of assessing the adequacy of individual Building Control Teams**. It is understood that the first batch of Local Authorities (48) have been identified for review – and we do not believe we are on that list. We await with interest the findings and learnings, from that first phase, to ensure that we can be best prepared for our review in due course.
- (ix) The Team is currently working through the 50+ **applications that have 'reverted' back to Local Authority Building Control** – i.e. from the private sector. These are being done in a staged manner to ensure the team can accommodate the unexpected additional workload.
- (x) A recent update session regarding the **Building Safety Levy** has been attended. Whilst not aimed specifically at Building Control, it appears that the system will be complex and time consuming – it is assumed that the Building Control team will pick this up or at least be heavily involved in its collection. Hopefully new funding will offset the resource required.

- (xi) 2 of the Team recently attended the **LABC Management and Legislation conference** where speakers from both the Government and the Building Safety Regulator reinforced the duties that are given on Local Authorities to ensure their Building Control teams are managed and resourced. Updates were given on further upcoming changes to the legislation etc that will be rolled out over the following 18-24 months.

In terms of Government led **Changes to Planning:**

- (xii) The Council expects the final version of the Government's **National Planning Policy Framework** to be published prior to Christmas 2024. No response has yet been received to the letter sent to the Deputy Prime Minister on the matter – or to the Council's formal consultation response submitted in September 2024. The Council's response was considered and endorsed at the Planning Policy and Built Heritage Working Party meeting of 10th October 2024. See items 7 and 8 available via: [Agenda for Planning Policy & Built Heritage Working Party - 10th October 2024](#).

The Council objected to the proposed increase in its housing target that was contained within the draft – i.e. an increase to 943 new homes a year - an increase of 70% on the most recently published national target of 556.

Finally, on other matters:

- (xiii) Work continues on the Government's nationwide initiative to transfer **Land Charges to HM Land Registry**. The exact dates for this to take place in North Norfolk are not yet known – the programme is incremental – i.e. done in phases – rather than the whole country on the same day. Further information can be accessed at [Local Land Charges Programme](#).

2 Forthcoming Activities and Developments

The next Development Committee is due to be held on 12th December 2024 (i.e. before the Council meeting) and then there is one scheduled for 9th January 2025.

3 Meetings attended

November (from 9th)

10th Holt for wreath laying on Remembrance Sunday
12th Melton Constable PC
13th Overview and Scrutiny
13th Corpusty & Saxthorpe PC
14th Development Committee
18th Cabinet and Business Planning
18th Edgefield PC

20th Full Council
21st Planning Policy & B Heritage Working Party

December

2nd Cabinet and Business Planning
3rd Portfolio Holder meeting

4 Future Meetings (after 6th December 2024) due to be Attended

December

9th Stody PC
11th Thornage PC
11th Development Committee
12th Pre Cabinet and Business Planning
16th Nutrient Neutrality Working Party
16th Full Council
18th Standards Committee
19th Development Committee

January

9th Development Committee
13th Briningham PC
20th Pre Cabinet and Business Planning
22nd Portfolio Holder meeting
22nd Overview and Scrutiny